



Landmarks & Urban
Conservation Commission



Agenda Number: 4
Case No.: 09-LUCC-50047
Project # 1008066
February 10, 2010

Supplemental Staff Report

Agent	Yolanda Montoya	Staff Recommendation DEFERRAL of Case # 09-LUCC-50047, Project #1008066, a request for a Certificate of Appropriateness for alteration, based on the Findings 1 - 8 beginning on page 2. Maryellen Hennessy Staff Planner
Applicant	Ernest, Gloria, Leo and Angel Santisteven	
Request	Certificate of Appropriateness	
Legal Description	Lots 11 and 12, Block 40, Huning Highland Addition	
Address/Location	701 Coal SE	
Size		
Zoning	SU2/RO	
Historic Location	Huning Highland Historic Overlay Zone	

Summary of Analysis

The application is for a Certificate of Appropriateness for alteration at a commercial building in the Huning Highland Historic Overlay Zone.

This case was deferred from the December 9, 2009 hearing.

The revised submittal was returned to the applicant. The submittal was deficient in that different elevations were presented.

An incomplete legal description was noted in the development review application and staff did not identify the error prior to legal posting in the newspaper. A thirty-day deferral will allow time for proper legal notice.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Design Guidelines for the Huning Highland Historic Overlay Zone.

City Departments and other interested agencies were given the opportunity to review this application from 11/19/09 to 11/25/09. Agency comments that were received were used in the preparation of this report, and begin on page 11.

FINDINGS for a request for a Certificate of Appropriateness for Case #09-LUCC-50047/Project #1008066 (February 10, 2010)

1. This application is a request for a Certificate of Appropriateness for a building at 701 Coal SE, described as Lots 11 and 12, Block 40 of the Hunings Highland Addition, a property in the Huning Highland Historic Overlay Zone, zoned SU-2/RO.
2. The subject building is designated as non-contributing to the Huning Highland Historic district.
3. The proposal is to remove the majority of the existing building, leaving only two existing "retaining" walls on the north and east property line. This wall would be incorporated into a new building.
4. The project is presented as an alteration to an existing building.
5. The case was deferred from the December 9, 2009 hearing because the submittal was deficient.
6. The revised submittal is deficient in that different elevations are presented.
7. An incomplete legal description was contained in the development review application and staff did not identify the error prior to legal posting in the newspaper.
8. A thirty-day deferral will allow time for proper legal notice.

RECOMMENDATION - Case #09-LUCC-50047/Project #1008066 (February 10, 2010)

DEFERRAL of Case #09-LUCC-50047/Project #1008066, an application for a Certificate of Appropriateness for a building at 701 Coal SE, described as Lot 11 and 12, Block 40 of the Hunings Highland Addition, a property in the Huning Highland Historic Overlay Zone, zoned SU-2/ based on the above 8 Findings.

**Maryellen Hennessy, Senior Planner,
Current Planning Division**

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

ZONING CODE SERVICES DIVISION

NO RESPONSE

BUILDING & SAFETY SERVICES DIVISION

- 1) Building permit submittal required.
- 2) Exterior existing walls located at property shall be reviewed and stamped by NM Engineer to secure adequate support. Verify adequate rating of wall and adequate bearing footing for two stories.
- 3) Bathroom shall be accessible per ANSI A11.7.1-2003.
- 4) No penetrations through stairs.
- 5) One hour rating required continuing up to parapet.
- 6) No openings at property exterior walls.
- 7) Review contingent upon submittal.

HISTORIC PRESERVATION/ADVANCED PLANNING

NO COMMENT

TRANSPORTATION DEVELOPMENT

- Site Layout: Based upon the information provided, a full Traffic Circulation Layout (TCL) will be required for this site prior to any building permit approval. This TCL must include additional geometric information and clarify existing versus proposed conditions prior to a complete review. The ADA accessible pathways must be clearly shown, and details must be provided.
- On Street Parking Credits: Please note that, per Section 14-16-3-1(E)(6)(d) of the Zoning Code, "Where parking spaces are provided on a public street and abut the property, one half of the parking may be counted toward the off-street parking requirement of a building or use on such property provided the on-street parking spaces are approved by the Traffic Engineer, in conjunction with a site plan approval for off-street parking." A separate application must be made to Transportation Development. This application requires public notification by the Planning Department of all residents within 250 feet of the property for which on-street parking credit is sought.

SOLID WASTE MANAGEMENT DEPARTMENT

Need to move enclosure in order to hit it straight on.

PNM

ENVIRONMENTAL HEALTH DEPARTMENT

FIRE DEPARTMENT/Planning

COMMENTS FROM OTHER AGENCIES, WHEN APPLICABLE:

TRANSIT DEPARTMENT

POLICE DEPARTMENT

PARKS AND GENERAL SERVICES

OPEN SPACE DIVISION

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS